

219 000 €

**Buying maison de hameau**

**3 rooms**

**Surface : 74 m<sup>2</sup>**

**Surface of the living : 18 m<sup>2</sup>**

**Surface of the land : 1107 m<sup>2</sup>**

**Year of construction : 1943**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : A rafraichir**

**Couverture : Bac acier**

**Features :**

Grange, Potentiel d'agrandissement, fireplace, Bedroom on ground floor, double glazing, Isolé, Rénovation 2013, calm

2 bedroom

1 terrace

1 bathroom

1 WC

2 garage

2 parkings

2 cellars

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

20/05/2024 - Prix T.T.C



## Maison de hameau Bellaffaire

Bellaffaires: EXCLUSIVELY, La Logeimmobilier in Tallard invites you to discover this pleasant house renovated in 2013, in a very quiet hamlet, at the end of a dead end. You will discover a functional and bright house thanks to its east/west crossing exposure, composed of a fully equipped kitchen extended by a warm living room with a wood stove, two bedrooms of 12 m<sup>2</sup> and 13 m<sup>2</sup> as well as a bathroom. water with WC. You will benefit from a complete interior renovation with double-glazed PVC joinery, wood wool wall and ceiling insulation and a modern fitted kitchen. This property will offer you significant additional potential for conversion thanks to its barn of more than 130 m<sup>2</sup> facing south! Numerous outbuildings will also be at your disposal: garages, cellars, old vaulted barn... to meet many of your expectations! The house is equipped with an individual sanitation system (septic tank) and is served by optical fiber.

Fees and charges :

219 000 € fees included

